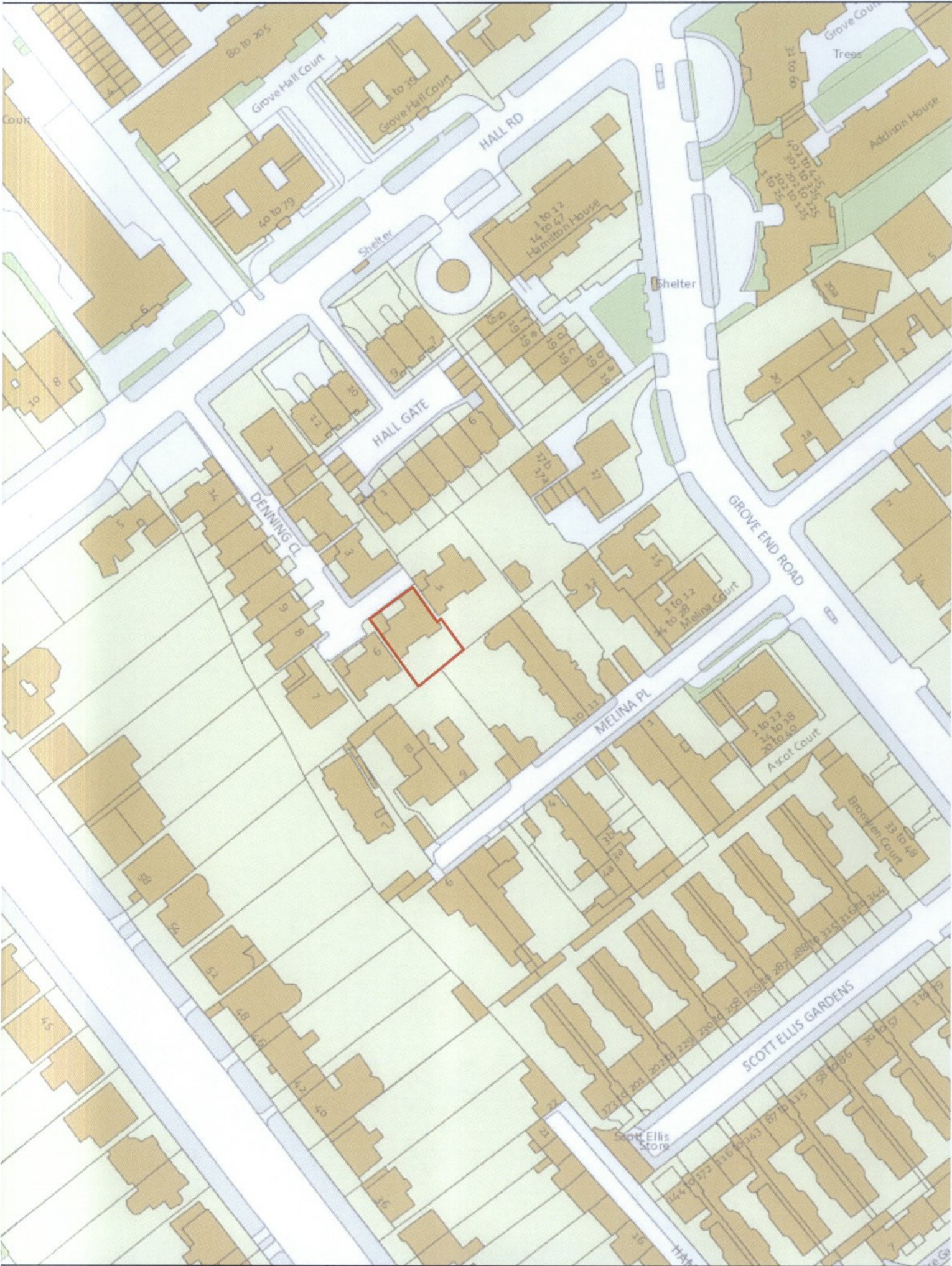


CITY OF WESTMINSTER			
PLANNING APPLICATIONS COMMITTEE	Date 27 October 2015	Classification For General Release	
Report of Director of Planning		Wards involved Regent's Park	
Subject of Report	5 Denning Close, London, NW8 9PJ		
Proposal	Creation of new basement storey with two front lightwells, one rear lightwell and one rear glazed rooflight.		
Agent	The Basement Design Studio		
On behalf of	Mrs Sally Kattan		
Registered Number	15/01829/FULL	TP / PP No	TP/10352
Date of Application	02.03.2015	Date amended/ completed	11.06.2015
Category of Application	Minor		
Historic Building Grade	Unlisted		
Conservation Area	St John's Wood		
Development Plan Context - London Plan July 2011 - Westminster's City Plan: Strategic Policies 2013 - Unitary Development Plan (UDP) January 2007	Outside London Plan Central Activities Zone Outside Central Activities Zone		
Stress Area	Outside Stress Area		
Current Licensing Position	Not Applicable		

1. RECOMMENDATION

Grant conditional permission.





5 DENNING CLOSE, NW8

2. SUMMARY

Permission is sought for the excavation of a basement with two front lightwells, one rear lightwell and one rear glazed rooflight and follows permission granted in 2013 for a smaller basement. The proposal has attracted a number of objections from neighbouring residents on the grounds of the impact of construction works on their amenities, especially regarding the potential access issues generated by construction vehicles attending the site.

The key issues are:

- The impact of the proposal upon the character and appearance of this house, and this part of the St John's Wood Conservation Area.
- The impact on the amenities of neighbours.

The proposal once built would preserve the character and appearance of this part of the St John's Wood Conservation Area. Conditions are recommended to secure an updated Construction Management Plan and limit the hours of building work to seek to address neighbours concerns as far as practicable. Subject to these conditions the proposal would accord with the UDP and City Plan policies and a favourable recommendation is made.

3. CONSULTATIONS

ORIGINAL CONSULTATION

ST JOHNS WOOD SOCIETY

Basements in locations such as this result in a significant loss of amenity for other residents. Access to 5 Denning Close is severely restricted via a narrow private road and we request that the case officer carefully considers the construction management plan and the access issues raised by the residents of Denning Close.

BUILDING CONTROL

The structural method statement is considered to be acceptable. An investigation of existing structures and geology has been undertaken and found to be of sufficient detail. The existence of groundwater, including underground rivers, has been researched and the likelihood of local flooding or adverse effects on the water table has been found to be negligible. The basement is to be constructed using RC underpinning which is considered to be appropriate for this site. The proposals to safeguard adjacent properties during construction are considered to be acceptable.

ARBORICULTURAL OFFICER

Concern regarding the birch tree in the front garden and incursions to its root protection area.

HIGHWAYS PLANNING MANAGER

Acceptable on transportation grounds.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS

No. Consulted: 13; Total No. of Replies: 7.

Objections from five neighbours, from an architect making representations on behalf of one of those neighbours and the Directors of the Management Company for Denning Close on one or all of the following grounds.

Townscape /Design

- Bulk of property disproportionate to surroundings.

Amenity

- Noise and fumes from basement boiler would disturb neighbours.

Other Matters

- Management Company of Denning Close states each shareholder in the company has rights of way over the entire private road. Skip and other construction facilities are proposed outside the curtilage of no 5 therefore Certificate B on planning application should have been signed.
- Denning Close a narrow private road where access for large construction vehicles would be impossible.
- Safety problem during construction because of construction vehicles.
- Concerns regarding access of vehicles including emergency vehicles specifically Fire Engines to No.4
- Congestion on Hall Road which will be caused during construction adding to current problem.
- Denning Close a private road which cannot prevent visitors and tradesmen parking along length.
- A parking audit of Denning Close has been submitted by residents in support of their objections. They cite this as demonstrating the access problems which would be encountered by construction vehicles and the access and safety issues that would result for pedestrians and cyclists. The applicants construction management plan does not adequately address these issues.
- Skip would restrict the width of the road and grab lorry would not be able to fit alongside the skip to empty it.
- One skip does not allow segregation of waste as detailed in Site Waste Management Report
- Dwell time stated in Construction Management Plan is unrealistic and optimistic but would block access to No 4. for that time in any case.
- 3m hoarding around the skip would not enable grab lorry operation.
- Conflict with refuse collection.
- No permission for use of road or loss of right of way from Management Company of Denning Close.
- Failure of applicant to consult with neighbours.
- Amendment to CMP should require withdrawal of current application and new application.
- Number of basement applications in Denning Close
- Not enough road width to facilitate vehicles passing by skip.
- A hoarding around the skip is the only appropriate method. The use of a tarpaulin covering it is insufficient, unsafe and impractical. A report on the safety and risk of injury of using a tarpaulin by Cooper Safety Associates has been submitted along with the objection.
- Insufficient care put into CMP
- Tracking diagram shown in CMP not possible and submitted assessment by Atkins shows this.
- At least three times a day when vehicles attend the site access to the road will be limited.
- Pedestrian access to No. 4 would be difficult when road occupied by vehicles because it is narrow and has trees and a lamppost on it.
- Surface water would be pushed to neighbouring gardens
- Disturbance during construction.
- Structural stability put at risk.

ADVERTISEMENT/SITE NOTICE: Yes

REVISED CONSULTATION (Amendment to Construction Management Plan and alteration to form of basement to move basement excavation away from tree in front garden).

ST JOHN'S WOOD SOCIETY

Any response to be reported verbally.

HIGHWAYS PLANNING MANAGER

The Construction Management Plan appears to cover all the issues we would usually expect to be covered. Given the historical nature of Westminster streets, it is not uncommon for large construction vehicles to need to manoeuvre backwards and forwards to be able to turn corners or gain access to mews type locations. Alternatively, smaller vehicles could be used, particularly relating to removal of spoil. These might be able to make the turn/reverse with fewer forward and reversing movements, but may increase the number of trips to and from the site required as they can carry less material. Suggests the CMP could do with some very minor updating.

ARBORICULTURAL OFFICER

No objection to current proposal. Scheme amended to move basement excavation away from tree and retain existing wall and foundations to the car port. For clarity recommended condition requiring submission of new protection plan and method statement.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS

No. Consulted: 13; Total No. of Replies: 3.

Letters from two neighbours who had also replied to the first consultation and from a representative of one of those neighbours maintaining their objections on all of the grounds stated in the original consultation above.

ADVERTISEMENT/SITE NOTICE: Yes

4. BACKGROUND INFORMATION**4.1 The Application Site**

5 Denning Close is a two storey unlisted building located within the St John's Wood Conservation Area located within a private close. The property is in use as a single family dwellinghouse.

4.2 Planning History

Permission was granted on 25.09.2013 for the creation of new basement storey with two front lightwells and one rear glazed roof 13/07524/FULL. This has not been implemented.

5. THE PROPOSAL

Planning permission is sought for the excavation of a new basement with two front lightwells and one rear glazed roof.

The proposal has been amended during the course of its consideration. These amendments have involved changes to the area of excavation to ensure the protection of a tree in the front garden and changes to the Construction Management Plan including removing a compressor and materials store from Denning Close so that only a skip was located on the close itself as in the Construction Management Plan for the approved basement scheme. These amendments have all been subject to consultation.

6. DETAILED CONSIDERATIONS**6.1 Land Use**

The principle of additional residential floorspace in land use terms is supported by Policy H3 of the UDP.

6.2 Townscape and Design

An objection has been made to the proposal on grounds that the bulk of proposal is disproportionate to surroundings. However as this is a basement excavation it is largely subterranean and therefore has limited impact in design terms on this modern building or on the wider St John's Wood Conservation Area. The lightwells are not overly large and are located at the front and side of the house covered with metal grilles. All of the lightwells and the ground floor rooflight are discreetly located and the rear and side/rear lightwell are not visible from any surrounding properties. The use of timber sash windows to match the remainder of the property is considered appropriate. The proposals are considered acceptable in design terms and would preserve the character and appearance of the St John's Wood Conservation Area.

The proposal would be consistent with Policies DES1, DES5 and DES9 of the UDP and Policies S25 and S28 in the City Plan.

6.3 Residential Amenity

The proposed development, once complete and by reason of its subterranean nature and the small scale and location of the above ground works, would not result in unacceptable loss of amenity. An objection has been received regarding potential noise and fumes generated by the boiler proposed in the basement however boilers are standard small scale domestic equipment that would not generate unreasonable amenity issues. Accordingly, the proposal would be consistent with Policy ENV13 of the UDP and Policy S29 of the City Plan.

6.4 Transportation/Highways

One off street car parking space exists at the premises and this is maintained as a result of the proposal. On this basis the Highways Planning Manager has no objection to the proposal on transportation grounds. A number of objections have been received relating to access and transportation but these relate to temporary issues during the construction and are dealt with in section 6.11 below.

6.5 Equalities and Diversities

No change to access arrangements into this house.

6.6 Economic Considerations

Not relevant in the determination of this householder application.

6.7 The London Plan

This proposal raises no strategic issues.

6.8 Central Government Advice

Central Government's National Planning Policy Framework (NPPF) came into effect on 27 March 2012. It sets out the Government's planning policies and how they are expected to be applied. The NPPF has replaced almost all of the Government's existing published planning policy statements/guidance as well as the circulars on planning obligations and strategic planning in London. It is a material consideration in determining planning applications.

Until 27 March 2013, the City Council was able to give full weight to relevant policies in the Core Strategy and London Plan, even if there was a limited degree of conflict with the

framework. The City Council is now required to give due weight to relevant policies in existing plans "according to their degree of consistency" with the NPPF. Westminster's City Plan: Strategic Policies was adopted by Full Council on 13 November 2013 and is fully compliant with the NPPF. For the UDP, due weight should be given to relevant policies according to their degree of consistency with the NPPF (the closer the policies in the plan to the NPPF, the greater the weight that may be given).

The UDP policies referred to in the consideration of this application are considered to be consistent with the NPPF unless stated otherwise.

6.9 Planning Obligations

Not relevant in the determination of this householder application.

6.10 Environmental Assessment including Sustainability and Biodiversity Issues

The City Council's Arboricultural Officer has no objection to the current proposal. The scheme has been amended to move the proposed basement excavation away from the silver birch tree in the front garden and to retain the existing wall and foundations to the car port. This is considered sufficient to ensure the protection of the tree. To further safeguard this tree a condition is recommended requiring the submission of a new tree protection plan and method statement.

6.11 Other Matters

Basement Excavation

In terms of the progression of our policy towards basements, the City Council recently adopted its Supplementary Planning Document (SPD) 'Basement Development in Westminster' on 24 October 2014. The SPD provides detailed advice and clarification on how current policy is implemented in relation to basement development. It does not introduce any additional restrictions on basement development above and beyond the precautionary approach that the City Council had already adopted in response to such development.

The Draft Basements Policy remains the subject of consultation and has not yet been adopted. It is this document which will provide a specific basement policy and it will form part of the local plan (replacing the UDP) in due course. It has some, but only very limited, legal weight (known as material weight or a material consideration). It will not gain more legal weight until after consultation and amendment and will need to be tested at an independent examination before formal legal adoption.

The new basements policy may introduce restrictions on basement excavations provided there is a valid planning reason for doing so, but, as explained above, it has to go through a formal process including an examination in public by an independent Inspector and then legal adoption and it is not, therefore, likely to be formally adopted until early 2016.

In this case concern has been raised by residential occupiers of neighbouring properties over the potential impact of the basement excavation on the structure and foundations on adjoining Grade II listed properties in this terrace. While the Building Regulations determine whether the detailed design of buildings and their foundations will allow the buildings to be constructed and used safely, the National Planning Policy Framework (NPPF) March 2012 states that the planning system should contribute to and enhance the natural and local environment by preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by land instability.

Studies have been undertaken which advise that subterranean development in a dense urban environment, especially basements built under existing vulnerable structures, is a challenging engineering endeavor and that in particular it carries a potential risk of damage to both the existing and neighbouring structures and infrastructure if the subterranean development is ill-planned, poorly constructed and does not properly consider geology and hydrology.

While the Building Regulations determine whether the detailed design of buildings and their foundations will allow the buildings to be constructed and used safely, the NPPF March 2012 states that the planning system should contribute to and enhance the natural and local environment by preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by land instability.

The NPPF goes on to state that in order to prevent unacceptable risks from land instability, planning decisions should ensure that new development is appropriate for its location. It advises that where a site is affected by land stability issues, responsibility for securing a safe development rests with the developer and/or landowner.

The NPPF advises that planning decisions should ensure that a site is suitable for its new use taking account of ground conditions and land instability and any proposals for mitigation, and that adequate site investigation information, prepared by a competent person, is presented.

Officers consider that in the light of the above it would be justifiable to adopt a precautionary approach to these types of development where there is a potential to cause damage to adjoining structures, particularly where the buildings in question are heritage assets, as is the case with this site. To seek to address this, the applicant has provided a structural engineer's report explaining the likely methodology of excavation. Any report by a member of the relevant professional institution carries a duty of care which should be sufficient to demonstrate that the matter has been properly considered at this early stage.

The purpose of such a report at the planning application stage is to demonstrate that a subterranean development can be constructed on the particular site having regard to the site, existing structural conditions and geology. It does not prescribe the engineering techniques that must be used during construction which may need to be altered once the excavation has occurred. The structural integrity of the development during the construction is not controlled through the planning system but through Building Regulations and the Party Wall Act.

An objection has been received from a neighbour concerned about the structural implications of the proposed basement on the foundations of neighbouring buildings and on the potential for surface water to be pushed to surrounding gardens. Building Control advise that the structural approach for the construction of the proposed basement is acceptable. The existence of groundwater has been researched and the likelihood of local flooding or adverse effects on the water table has been found to be negligible.

We are not approving this report or conditioning that the works shall necessarily be carried out in accordance with the report. Its purpose is to show, with the integral professional duty of care, that there is no reasonable impediment foreseeable at this stage to the scheme satisfying the Building Regulations in due course. This report will be attached for information purposes to the decision letter. It is considered that this is as far as we can reasonably take this matter under the planning considerations of the proposal as matters of detailed engineering techniques and whether they secure the structural integrity of the development and neighbouring buildings during construction is not controlled through the planning regime but through other statutory codes and regulations as cited above. To go further would be to act beyond the bounds of planning control.

Construction Management

The Construction Management Plan (CMP) has been altered a number of times during the consideration of the application largely in response to neighbours concerns. Only a skip is proposed on the carriageway of the close itself and tracking diagrams demonstrate the ability of construction vehicles to manoeuvring.

The Management Company of Denning Close state each shareholder in the company has rights of way over the entire private road. As skip and other construction facilities are proposed outside the curtilage of no 5 they claim Certificate of ownership B should have been signed. However as all of the proposed development is taking place within the freehold of No.5 the correct ownership certificate, (Certificate A) has been submitted.

The majority of objections relate to Denning Close being a narrow private road where access for large construction vehicles would be difficult or impossible. Although it is acknowledged that access is likely to be challenging for large vehicles given the historical nature of Westminster streets, it is not uncommon for larger construction vehicles to need to manoeuvre backwards and forwards to be able to turn corners or gain access to mews type locations. The CMP includes tracking diagrams demonstrating such manoeuvres are possible and although these are disputed by objectors and they have submitted opinions from Atkins in support of their claims these have been assessed by the Highways Planning Manager who has raised no objection. The alternative to using the vehicles shown in the CMP would be using smaller vehicles, particularly relating to removal of spoil. These might be able to make the turn/reverse with fewer forward and reversing movements, but is likely to increase the number of trips.

Objections have also been raised regarding the safety of pedestrians and cyclists as a result of construction vehicles. It is considered that reasonable steps to ensure safety are contained in the CMP. The plan states that at least 2 banksmen will be in position for all collections /deliveries. The CMP also states that safe pedestrian access will be maintained at all times and the right of way regularly cleaned and inspected for hazards.

Further concerns have been raised regarding vehicle access to No.4, especially emergency vehicles. Even with the skip in place sufficient room is available on the carriageway for emergency vehicles to pass. When a grab lorry is alongside the skip this would indeed block access to No.4 but the CMP states that traffic management will be in operation and banksmen in attendance to give priority to emergency vehicles and to minimise disruption to residents. The safety report submitted by an objector states that delivery vehicles are not controlled by London Basements and that the independent contractors providing them would not supply them because of cost implications. It therefore concludes that there is a considerable risk that a resident or child would be struck by a manoeuvring vehicle. This appears to be suggesting that delivery vehicles would actively ignore the banksmen that London Basements state will be provided on site which would be unlikely.

Objections have been made regarding potential congestion on Hall Road which will be adding to an existing problem partly created by existing developments on that road. The applicant has detailed a call off procedure in their CMP which is considered a reasonable plan to help mitigate any such problem.

It has been claimed that the dwell time stated in the Construction Management is unrealistic and optimistic. There is no reason to doubt the specified estimated dwell times of 30-45 minutes for concrete, 15-20 minutes for deliveries and 20-25 minutes for grab lorries. However it is also stated that bankmen will also be in attendance during those times to avoid disruption.

Objections are also raised to the potential conflict between refuse collection vehicles and construction vehicles. However the attendance of banksmen would limit such conflict.

An objection has been made on the grounds that no permission for the use of road or the loss of right of way has been gained from the Management Company of Denning Close. This is a private matter between the applicant and the management company and planning permission would not remove the need for the applicant to gain any other relevant consents.

Concern is raised that a number of planning applications for basements are being made in Denning Close. Although neighbours concerns are acknowledged it would not be reasonable to refuse permission on this basis.

Objections have also been received to the use of tarpaulin to cover the skip rather than hoarding used to surround it. A report from Cooper Safety Associates has been submitted by an objector to support this claim. The concern being that tarpaulin would be unsafe for passing pedestrians. Such Health and safety issues lie outside the planning acts. However tarpaulin are commonly used for such situations and the use of hoardings would further reduce the width of the available carriageway so would generate its own problems.

The residents' concerns about the impact of the construction works on their amenities are well understood. However it is considered that the Construction Management Plan is reasonable and seeks to mitigate the impact of the works on neighbours. The Highways Planning Manager has assessed the CMP and the report by Atkins submitted by an objector and considers that the CMP is acceptable although suggests that it would be helpful to be updated to make minor alterations to remove reference to meeting with Westminster's highways officers as this is a private road and to consider the use of smaller vehicles. A condition is therefore recommended to require submission of an updated Construction Management Plan.

7 Conclusion

For the reasons set out in this report it is therefore recommended that conditional permission is granted.

BACKGROUND PAPERS

1. Application forms.
2. Email from St Johns Wood Society dated 7.04.15
3. Email from Building Control undated.
4. Memorandum from Arboricultural Officer dated 7.08.15
5. Memorandum from Highways Planning Manager dated 20.3.2015 and email dated 24.09.15
6. Email from Chartered Surveyors instructed by 3 Hall Road Management Company dated 1.04.15
7. Letter from Owner/Occupier of 11 Denning Close dated 30.3.2015.
8. Letter from Owner/Occupier of 2 Denning Close dated 30.3.2015
9. Letter from Owner/Occupier of 10 Denning Close dated 25.3.2015 with attachment
10. Letters and Emails from Owner/Occupier of 9 Denning Close dated 24.03.15 (including Technical Note from Atkins dated 22.12.14), 21.04.15, 21.04.15, 1.05.15, 12.05.15, 2.06.15; 12.06.15, 4.09.15 (including a Health and Safety Report by Neil Cooper Safety Associates dated 25.5.2015 and e-mail from Atkins dated 24th June 2015).
11. Letters from Owner/Occupier of 4 Denning Close dated 18.03.15, 30.03.15, 7.04.15, 20.04.15, 21.04.15, 05.05.15, 03.07.15 (including letter from GAK Consultancy dated 2.09.13) 07.08.15, 27.08.15,
12. Letter from Peter French representing owner of 9 Denning Close dated 13.05.15

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT OR WISH TO INSPECT ANY OF THE BACKGROUND PAPERS PLEASE CONTACT SARAH WHITNALL ON 020 7641 2929 OR BY E-MAIL – swhitnall@westminster.gov.uk

DRAFT DECISION LETTER

Address: 5 Denning Close, London, NW8 9PJ

Proposal: Creation of new basement storey with two front lightwells, one rear lightwell and one rear glazed rooflight.

Plan Nos: 13-018-01A (Sheet 1of 4); 13-018-01A (Sheet 2of 4); 13-018-01A (Sheet 3of 4); 13-018-01A (Sheet 4of 4); 13-018-02E (Sheet 1of 4); 13-018-02E (Sheet 2of 4); 13-018-02E (Sheet 3of 4); 13-018-02E (Sheet 4of 4); Design and Access Statement; Photographs; Construction Management Plan Revision D(for information only); Environmental Performance Statement; Tree Report; Construction Method Statement (for information only);

Case Officer: Richard Langston

Direct Tel. No. 020 7641 7923

Recommended Condition(s) and Reason(s):

- 1 The development hereby permitted shall be carried out in accordance with the drawings and other documents listed on this decision letter, and any drawings approved subsequently by the City Council as local planning authority pursuant to any conditions on this decision letter.

Reason:

For the avoidance of doubt and in the interests of proper planning.

- 2 Except for basement excavation work, you must carry out any building work which can be heard at the boundary of the site only:

- * between 08.00 and 18.00 Monday to Friday;
- * between 08.00 and 13.00 on Saturday; and
- * not at all on Sundays, bank holidays and public holidays.

You must carry out basement excavation work only:

- * between 08.00 and 18.00 Monday to Friday; and
- * not at all on Saturdays, Sundays, bank holidays and public holidays.

Noisy work must not take place outside these hours. (C11BA)

Reason:

To protect the environment of neighbouring residents. This is as set out in S29 and S32 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 6 of our Unitary Development Plan that we adopted in January 2007. (R11AC)

- 3 All new work to the outside of the building must match existing original work in terms of the choice of materials, method of construction and finished appearance. This applies unless differences are shown on the drawings we have approved or are required by conditions to this permission. (C26AA)

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the St John's Wood Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and

DES 1 and DES 5 or DES 6 or both and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26BE)

- 4 Notwithstanding the documents submitted you must apply to us for approval of the ways in which you will protect the trees on and close to the site. You must not start any demolition, site clearance or building work, and you must not take any equipment, machinery or materials for the development onto the site, until we have approved what you have sent us. You must then carry out the work according to the approved details.

Reason:

To make sure that the trees on the site are adequately protected during building works. This is as set out in S38 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 (A), ENV 16 and ENV 17 of our Unitary Development Plan that we adopted in January 2007. (R31AC)

- 5 Pre Commencement Condition.
Notwithstanding the Construction Management Plan submitted no development shall take place, including any works of demolition, until a construction management plan for the proposed development has been submitted to and approved in writing by the City Council as local planning authority. The plan shall provide the following details:
- (i) a construction programme including a 24 hour emergency contact number;
 - (ii) parking of vehicles of site operatives and visitors (including measures taken to ensure satisfactory access and movement for existing occupiers of neighbouring properties during construction);
 - (iii) locations for loading/unloading and storage of plant and materials used in constructing the development;
 - (iv) erection and maintenance of security hoardings (including decorative displays and facilities for public viewing, where appropriate);
 - (v) wheel washing facilities and measures to control the emission of dust and dirt during construction; and
 - (vi) a scheme for recycling/disposing of waste resulting from demolition and construction works.
- You must not start work until we have approved what you have sent us. You must then carry out the development in accordance with the approved details.

Reason:

To protect the environment of residents and the area generally as set out in S29 of Westminster's City Plan: Strategic Policies adopted November 2013 and STRA 25, TRANS 23, ENV 5 and ENV 6 of our Unitary Development Plan that we adopted in January 2007.

Informative(s):

- 1 In dealing with this application the City Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies in Westminster's City Plan: Strategic Policies adopted November 2013, Unitary Development Plan, Supplementary Planning documents, planning briefs and other informal written guidance, as well as offering a full pre application advice service, in order to ensure that applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition, where appropriate, further guidance was offered to the applicant at the validation stage.

- 2 Condition 5 requires the submission of a revised Construction Management Plan. You are advised to remove reference to meeting with the Local Highways Enforcement Officer as Denning Close is a private road which the Highway Authority has no control over. You should also consider the impact of using smaller vehicles for each stage of the construction process.
- 3 The application does not indicate the installation of plant. It should be noted that the proposed installation of any plant/machinery with external manifestations will require the submission of acoustical information that demonstrates that the plant/machinery meets the Council's noise criteria.

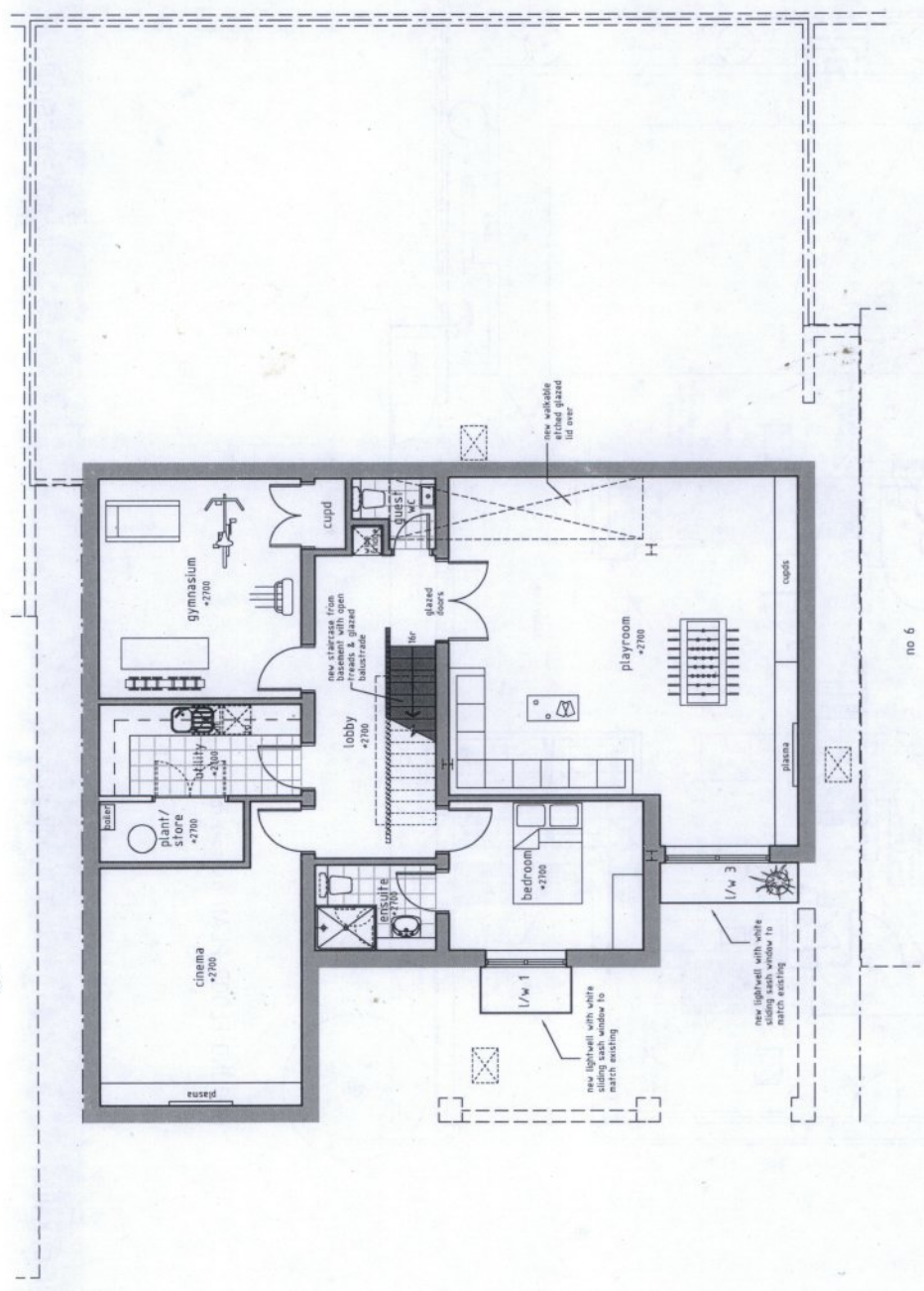
2013
 Room plan



SCHEDULE OF AREAS:
 (gross internal)
 Proposed Basement (as drawn):
 *125m² (1345 sq. ft.)

Approved basement
 13/07/24/16U,
 25.9.2013.

NOTES:
 This drawing is intended as a scheme proposal and serves as a guide to clients to indicate possible room configurations.
 Clients should be aware that these scheme proposals may be subject to change and that they should obtain their own initial estimates such as additional excavation, enlarged or additional lightwells and/or the removal of chimneys.
 This drawing has been based on a dimensional survey without the benefit of trial holes or other exploratory works.
 As a consequence this drawing does not necessarily take account of perimeter wall thicknesses and/or foundation projections. Room sizes are therefore approximate and scaled dimensions should not be relied upon.
 We cannot guarantee that all additional space indicated can be created in areas where access was not available.
 Clients are advised that additional supports, piers, posts or buttresses may be required in the final structural design.



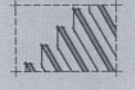
BASEMENT FLOOR PLAN (AS PROPOSED)

Client: Mr. D. Kattan

Project: 5 Denning Close
 London
 NW8 9PJ

Scale: 1:100 @ A3
 Date: June 13

Drawing Title: SCHEME DESIGNS
 Drawing No.: 13-018-02 (sheet 2 of 4)



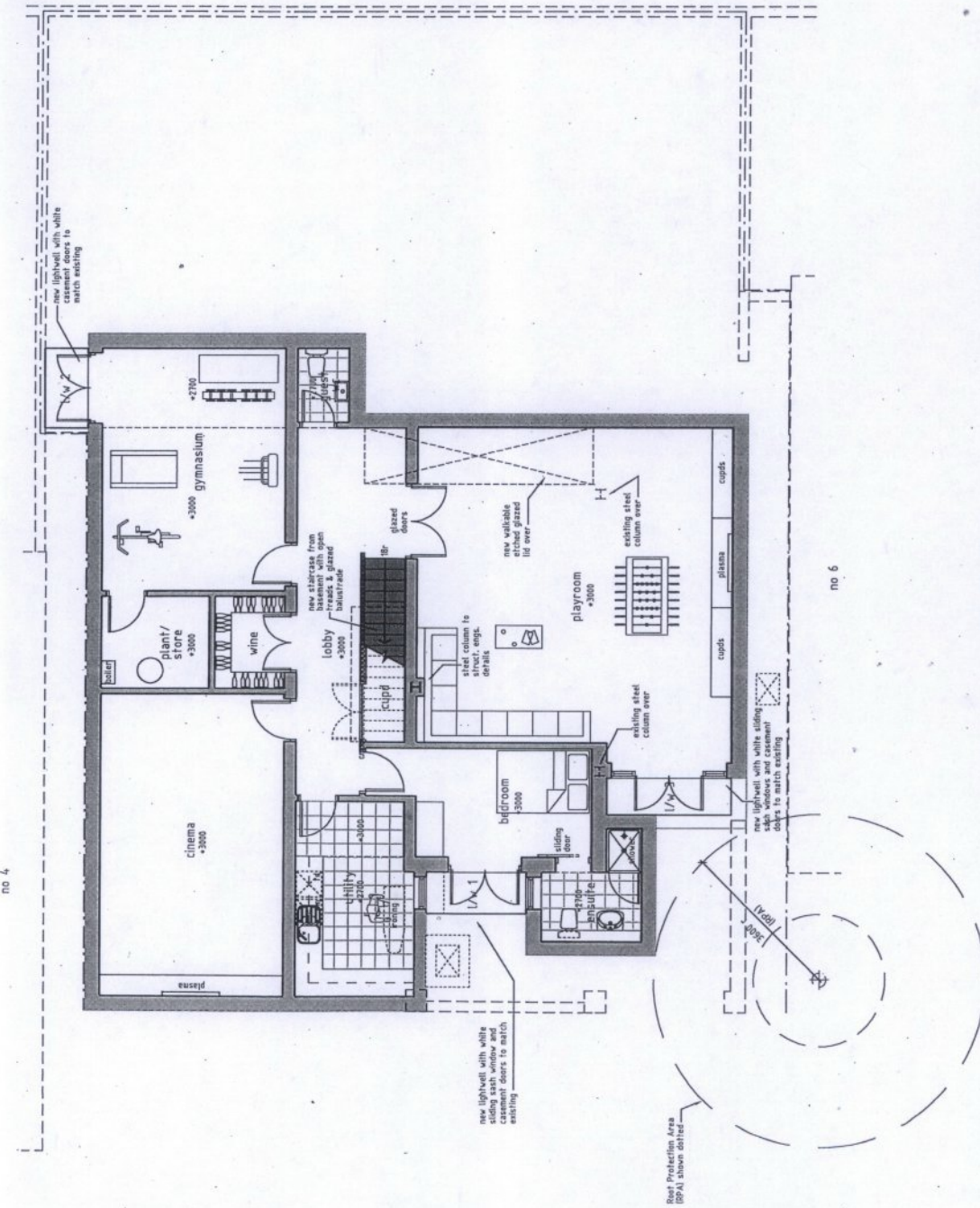
the basement
 design studio

Sulla 17, Maple Court, Grove Park, White Waltham, SL8 3JW
 Tel: 01628-526066
 www.basementdesignstudio.co.uk



SCHEDULE OF AREAS:
(gross internal)

Proposed Basement (as drawn):
**150m² (1600 sq. ft.)



BASEMENT FLOOR PLAN (AS PROPOSED)

NOTES:

This drawing is intended as a scheme proposal and serves as a guide to clients to indicate possible room configurations.

Clients should be aware that these scheme proposals may indicate works that may not have been allowed for in the initial estimate such as additional excavation, enlarged or additional lightwells and/or the removal of chimneys.

This drawing has been based on a dimensional survey without the benefit of trial holes or other exploratory works.

As a consequence this drawing does not necessarily take account of perimeter wall thicknesses and/or foundation projections. Room sizes are therefore approximate and scaled dimensions should not be relied upon.

We cannot guarantee that all additional spaces indicated can be created in areas where access was not available.

Clients are advised that additional supports, piers, posts or buttresses may be required in the final structural design.

REV E	FRONT ENSUITE REVISED FOR TREE RPA	01/04/15
REV D	FURTHER CLIENT AMENDMENTS	21/01/15
REV C	FURTHER CLIENT AMENDMENTS	20/01/15
REV B	FURTHER CLIENT AMENDMENTS	15/01/15
REV A	CLIENT AMENDMENTS	09/01/15

Client **Mr. D. Kattan**

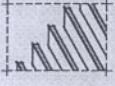
Project **5 Denning Close
London
NW8 9PJ**

Drawing Title **SCHEME DESIGNS**

Scale **1:100 @ A3**

Date **June 13**

Drawing No. **13-018-02E (sheet 2 of 4)**

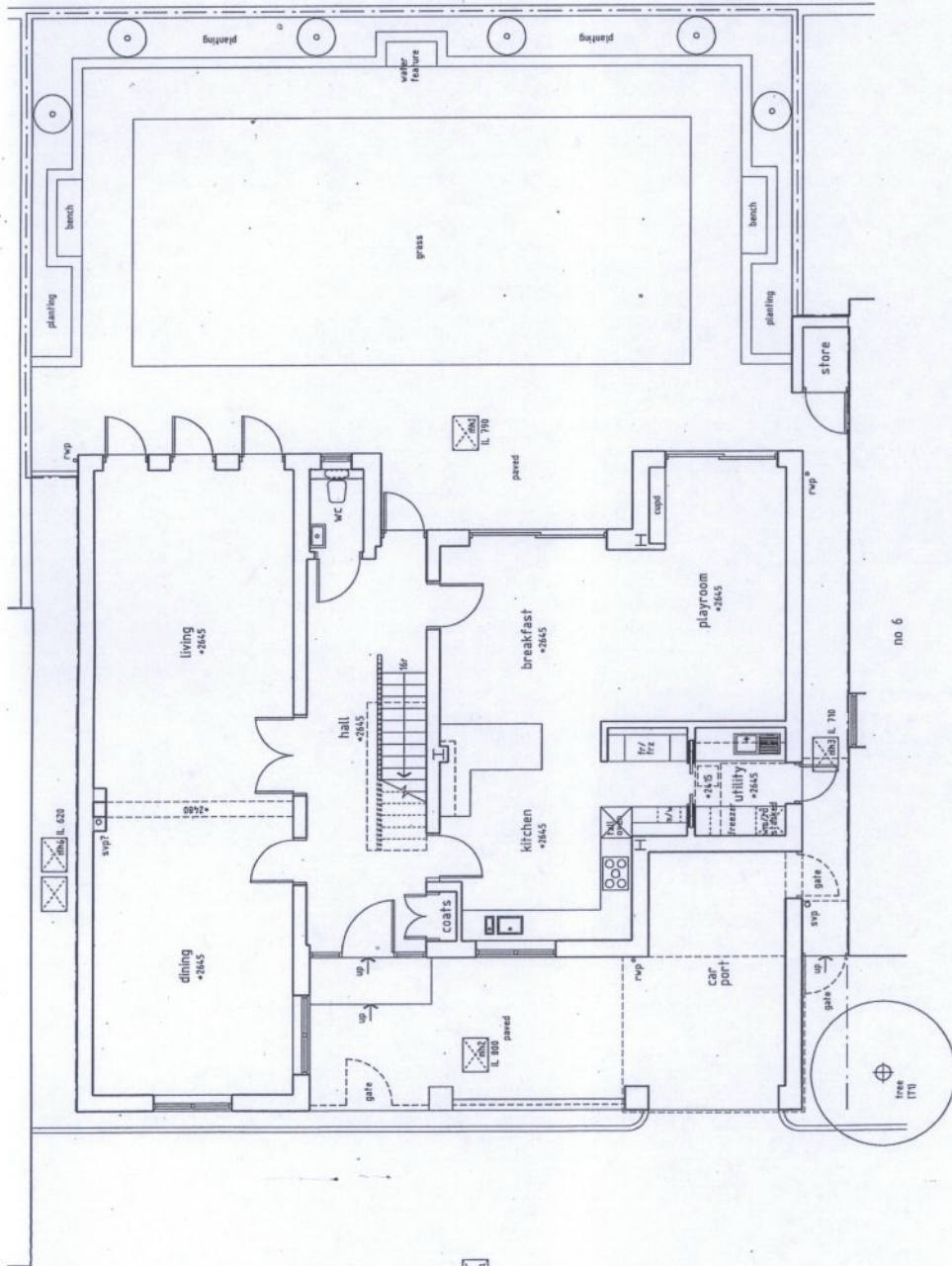


**the basement
design studio**

Suite 17, Maple Court, Grove Park, White Waltham, S.G. 13 1W
tel. 01628 426865
www.basementdesignstudio.co.uk

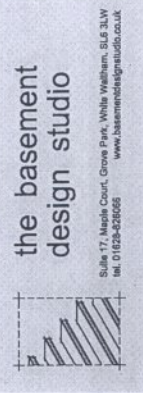


no 4



GROUND FLOOR PLAN (AS EXISTING)

REV A 1:500 BLOCK PLAN ADDED 08/01/15



Project: 5 Denning Close
London
NW8 9PJ

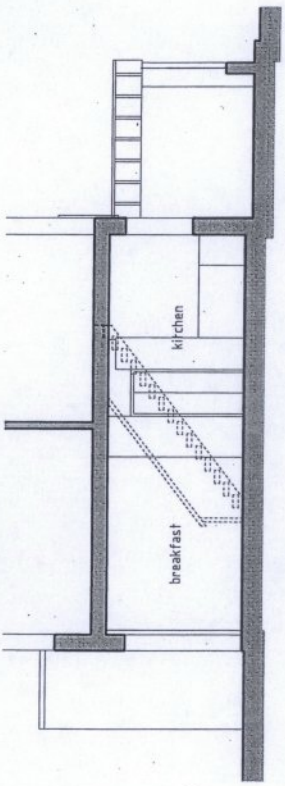
Scale: 1:100 @ A3

Client: Mr. D. Kattan

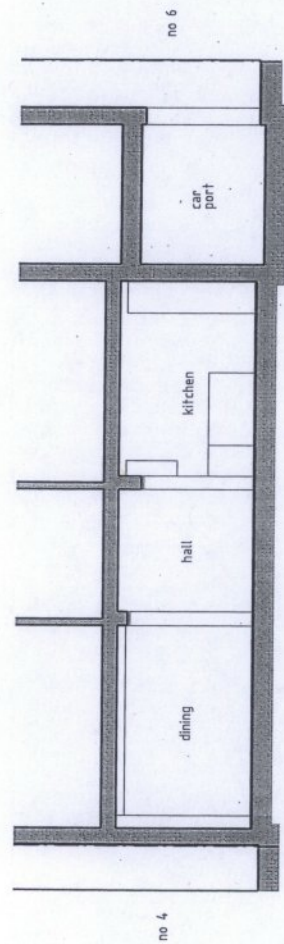
Drawing Title: EXISTING PREMISES

Date: June 13

Drawing No.: 13-018-01A (sheet 2 of 4)



LONGITUDINAL SECTION
(AS EXISTING)



CROSS SECTION (AS EXISTING)

REV A 1:500 BLOCK PLAN ADDED 09/01/16

Client Mr. D. Kattan

Project 5 Denning Close
London
NW8 9PJ

Scale 1:100 @ A3

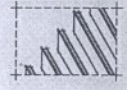
Drawing Title

EXISTING PREMISES

Date June 13

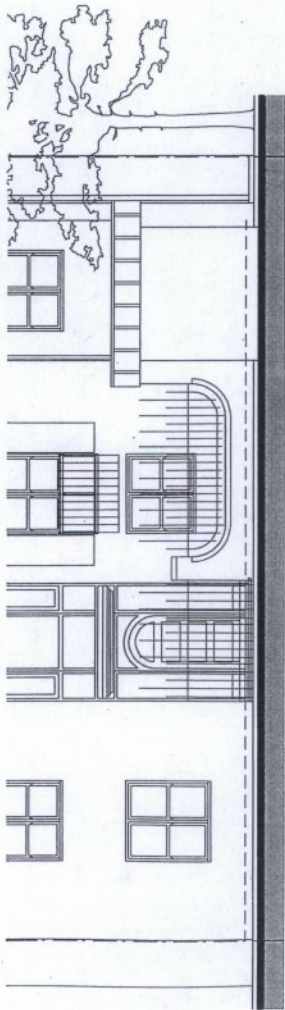
Drawing No.

13-018-01A (sheet 4 of 4)

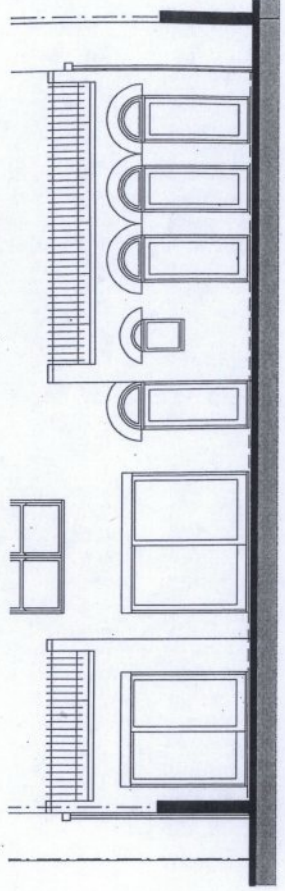


the basement
design studio

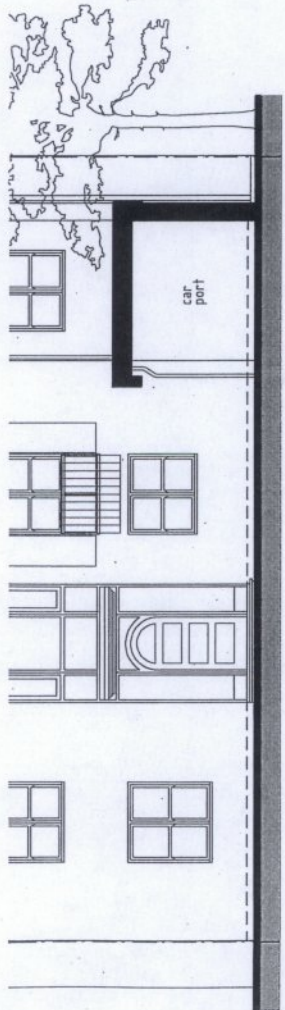
Suite 17, Maple Court, Grove Park, White Waltham, SL8 3LW
Tel: 01628-420066
www.basementdesignstudio.co.uk



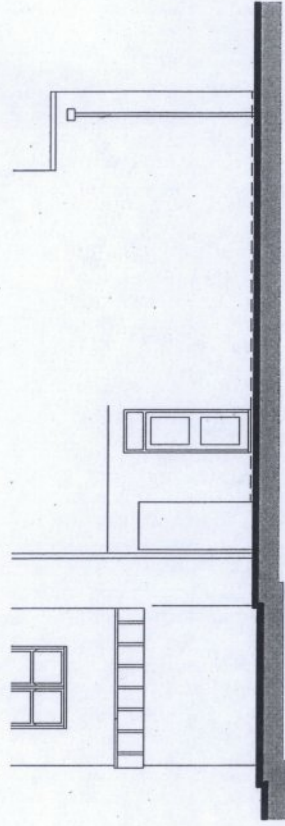
FRONT ELEVATION in true elevation
(AS EXISTING)



REAR ELEVATION (AS EXISTING)



FRONT ELEVATION (AS EXISTING)



SIDE ELEVATION (AS EXISTING)

REV A 1:500 BLOCK PLAN ADDED 09/01/15

client Mr. D. Kattan

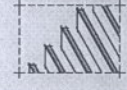
Project 5 Denning Close
London
NW8 9PJ

Drawing Title EXISTING PREMISES

Drawing No. 13-018-01A (sheet 3 of 4)

Scale 1:100 @ A3

Date June 13

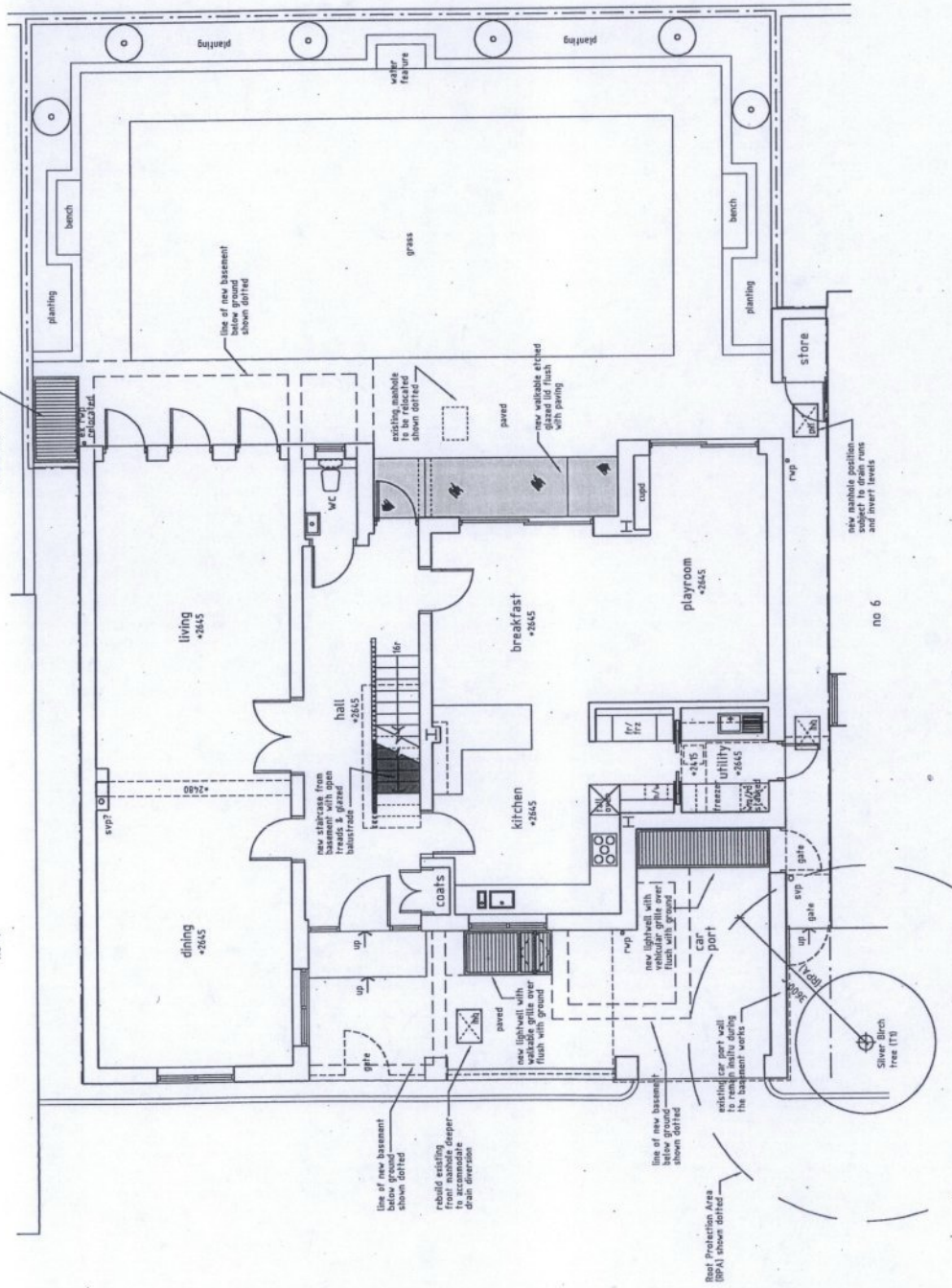


the basement
design studio

Studio 17, Maple Court, Grove Park, White Waltham, SL8 3LW
Tel: 01628-825066
www.basementdesignstudio.co.uk



no 4



GROUND FLOOR PLAN (AS PROPOSED)

REV E 01/04/15
 REV D 21/07/15
 REV C 20/01/15
 REV B 15/01/15
 REV A 08/01/15

FRONT ENSUITE REVISED FOR TREE RPA
 FURTHER CLIENT AMENDMENTS
 FURTHER CLIENT AMENDMENTS
 FURTHER CLIENT AMENDMENTS
 CLIENT AMENDMENTS

the basement
 design studio

Suite 17, Maple Court, Grove Park, White Waltham, SL6 3LW
 Tel: 01235 626586
 www.basementdesignstudio.co.uk



SCHEME DESIGNS

Drawing Title

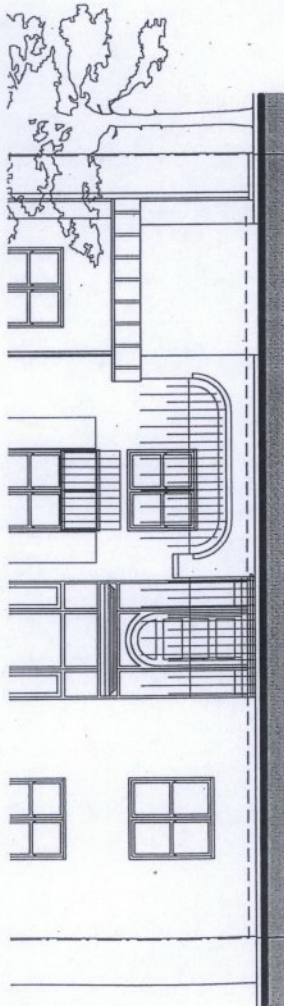
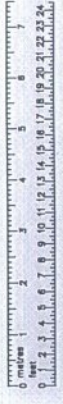
Scale 1:100 @ A3

Project 5 Denning Close London NW8 9PJ

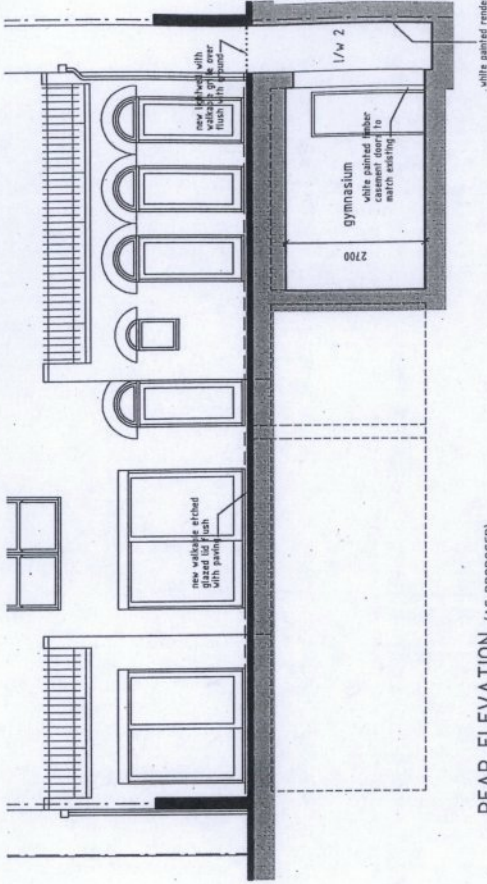
Client Mr. D. Kattan

Drawing No. 13-018-02E (sheet 1 of 4)

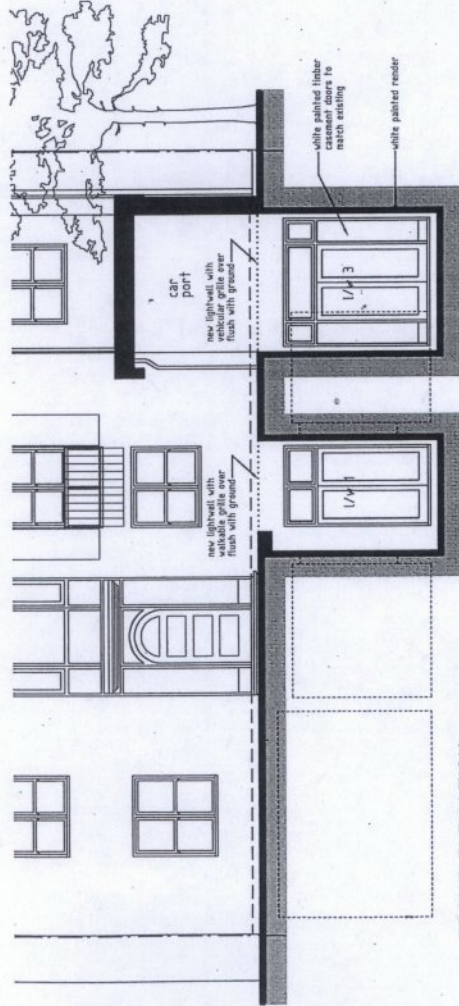
Date June 13



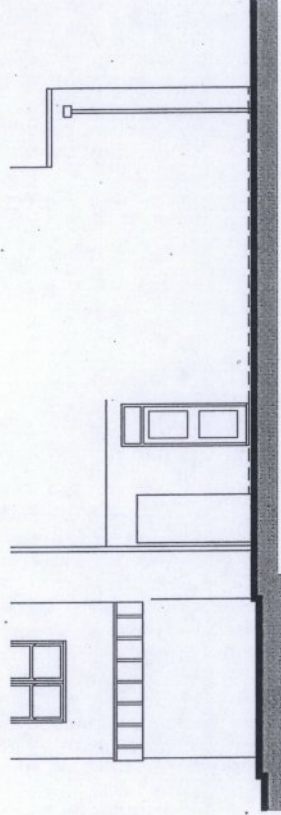
FRONT ELEVATION in true elevation
(AS PROPOSED)



REAR ELEVATION (AS PROPOSED)



FRONT ELEVATION (AS PROPOSED)



SIDE ELEVATION (AS PROPOSED)

- REV E FRONT ENSUITE REVISED FOR TREE RPA
- REV D FURTHER CLIENT AMENDMENTS
- REV C FURTHER CLIENT AMENDMENTS
- REV B FURTHER CLIENT AMENDMENTS
- REV A CLIENT AMENDMENTS

- 01/04/15
- 21/07/15
- 20/07/15
- 15/07/15
- 09/07/15

Client Mr. D. Kattan

Project 5 Denning Close
London
NW8 9PJ

Drawing Title SCHEME DESIGNS

Drawing No. 13-018-02E (sheet 3 of 4)

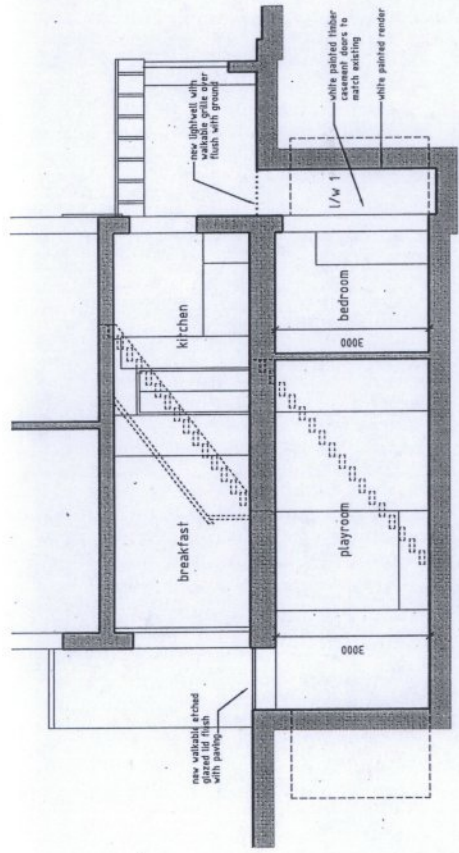
Scale 1:100 @ A3

Date June 13

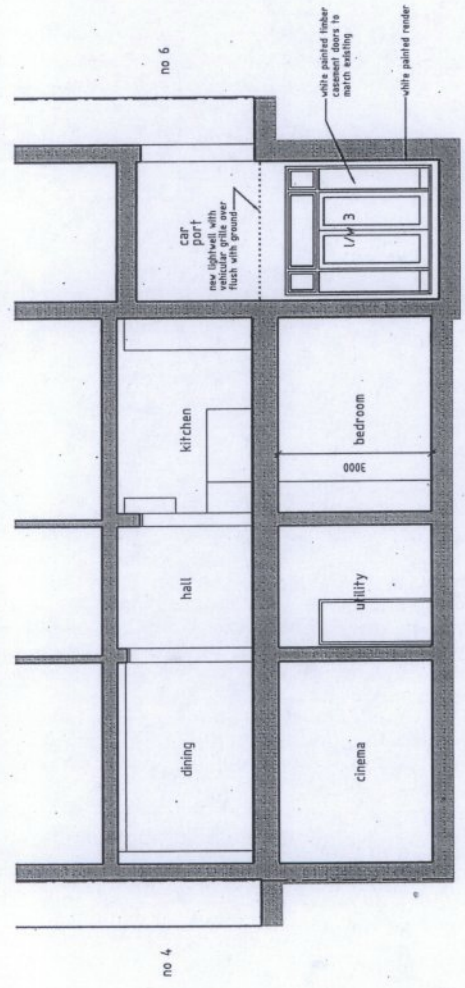
the basement
design studio

Suite 17, Maple Court, Grove Park, White Waltham, SL6 3LW
Tel: 01628-828066
www.basementdesignstudio.co.uk





LONGITUDINAL SECTION
(AS PROPOSED)



CROSS SECTION (AS PROPOSED)

- REV E FRONT ENSUITE REVISED FOR TREE RPA 01/04/15
- REV D FURTHER CLIENT AMENDMENTS 21/01/15
- REV C FURTHER CLIENT AMENDMENTS 20/01/15
- REV B FURTHER CLIENT AMENDMENTS 15/01/15
- REV A CLIENT AMENDMENTS 09/01/15

the basement design studio

Units 17, Maple Court, Grove Park, White Waltham, SL8 3JW
Tel: 01628-425655
www.basementdesignstudio.co.uk

Client: Mr. D. Kattan

Project: 5 Denning Close
London
NW8 9PJ

Drawing Title: SCHEME DESIGNS

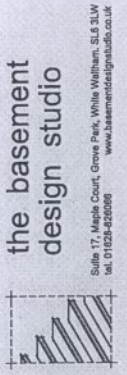
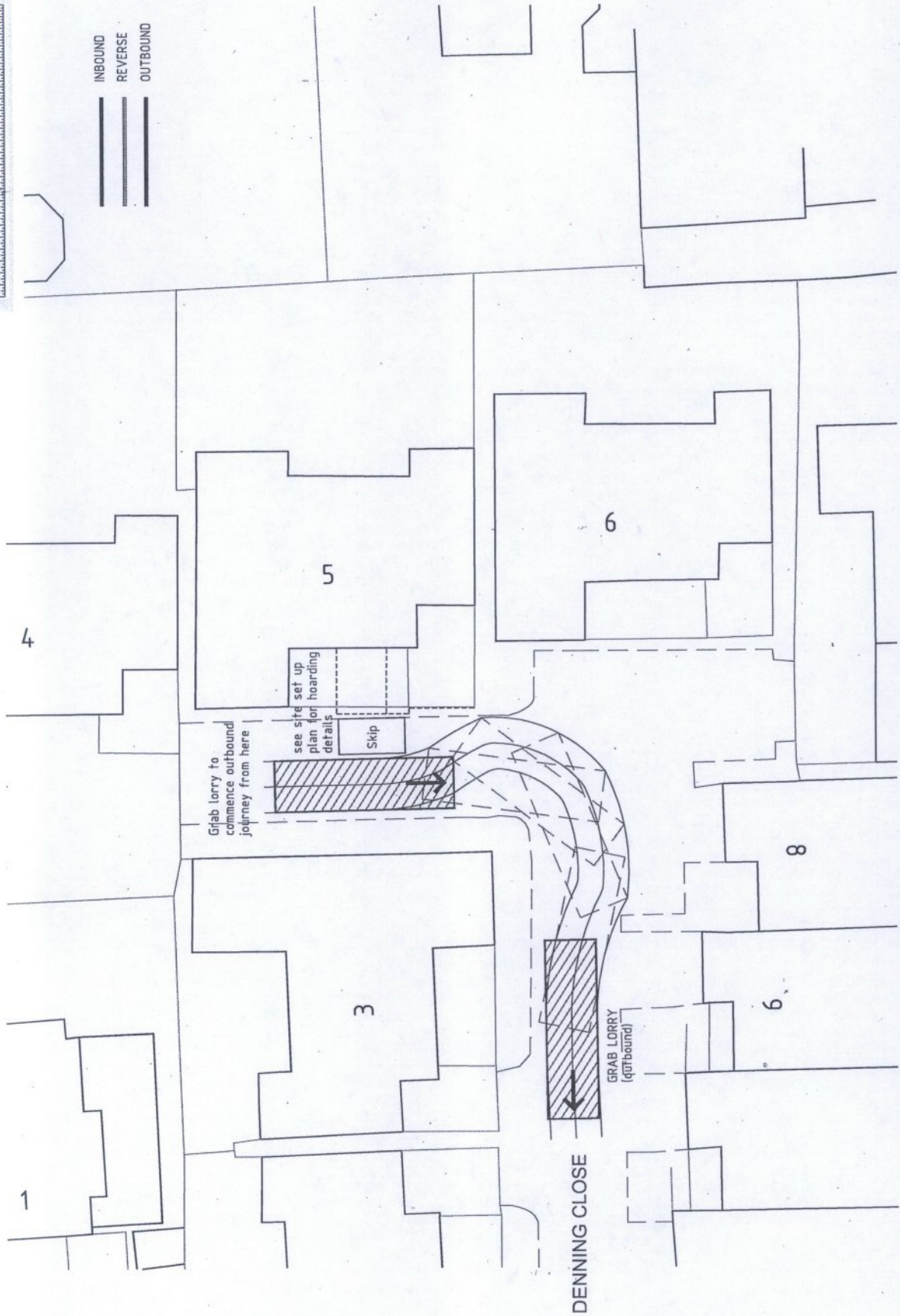
Drawing No.: 13-018-02E (sheet 4 of 4)

Scale: 1:100 @ A3

Date: June 13



INBOUND
REVERSE
OUTBOUND



the basement
design studio

Suite 17, Maple Court, Grove Park, White Waltham, SL6 3LW
Tel: 01235 826095
www.basementdesignstudio.co.uk

OUTBOUND
TRACKING PLAN

13/018-OTRACKING

Drawing Title

Scale 1:200 @ A3

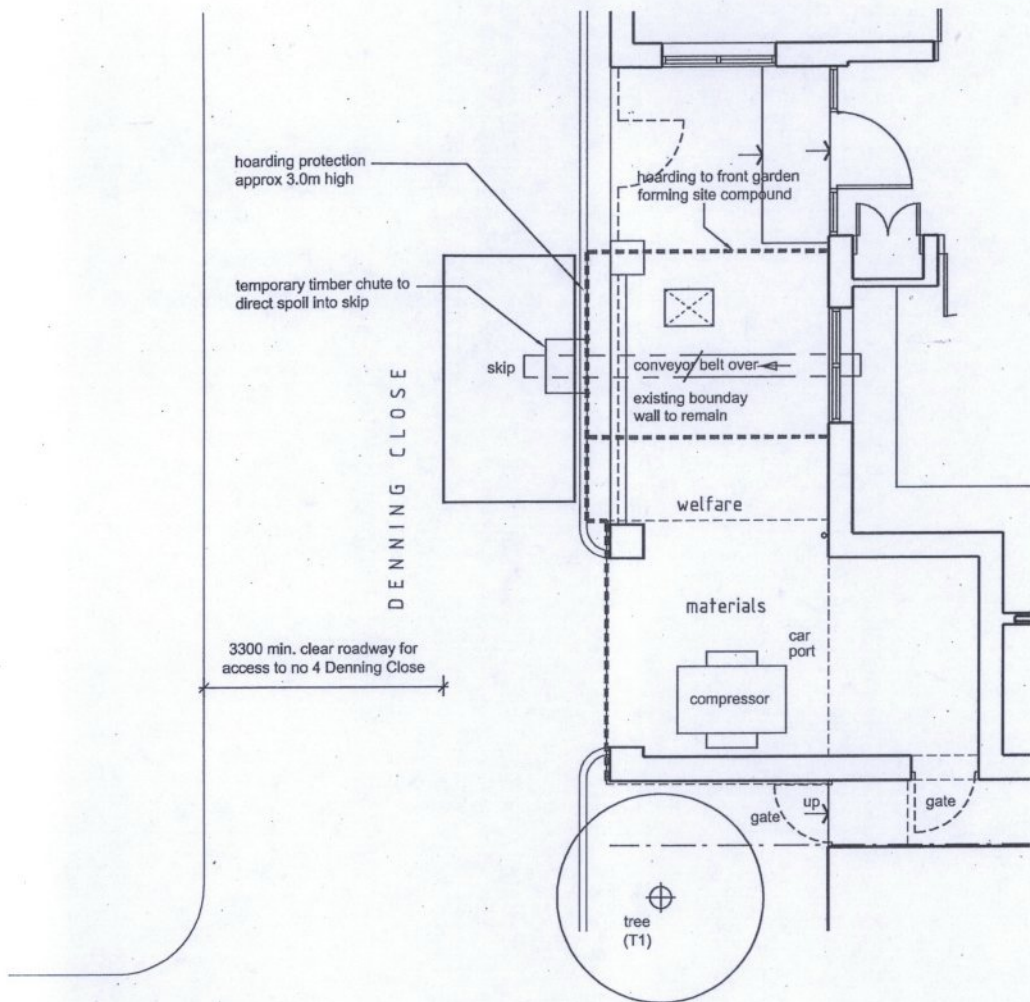
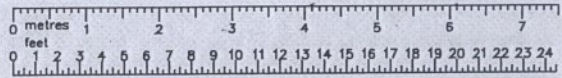
Project
Mr. D. Kattan
5 Denning Close
London
NW8 9PJ

Client
london basement
UNIT 4 VICTORY BUSINESS CENTRE
FLEETWOOD WAY, GILGUTH, TW7 6EL
020 8817 1431 www.londonbasement.co.uk

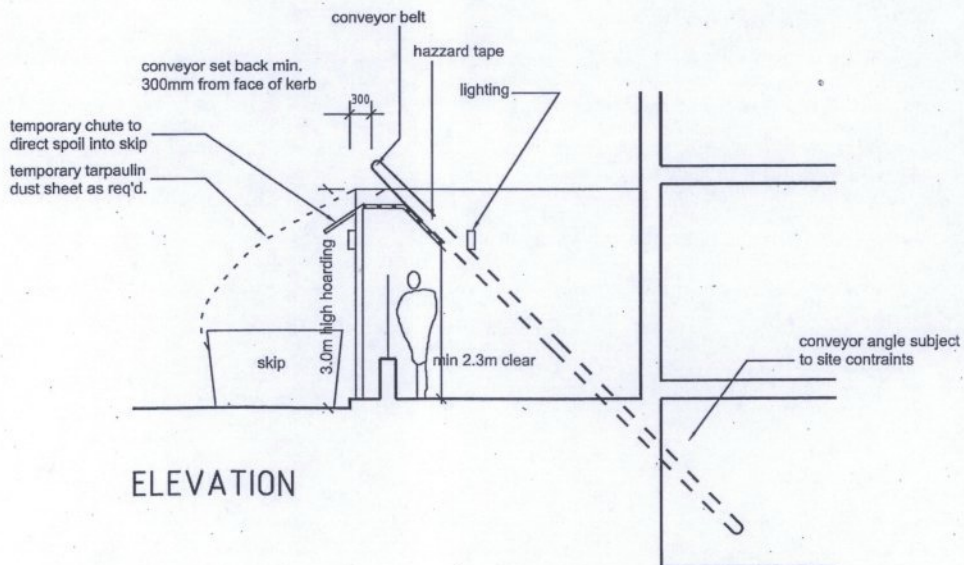
Date May '15
Drawing No.



Job ref.



PLAN AT PAVEMENT LEVEL



ELEVATION

